

Mold Remediation Questions

1. Will the VA provide a floor plan including equipment and furniture layout for building 8?
 - A. Yes, see attached drawing "Bldg.8 Furn"

2. During the site visit it was observed that the office's still have all the furniture and equipment in them. The SOW did not address what will be done with all this furniture and equipment. Will the VA be removing, storing and reinstalling all of the furniture and equipment or will the contractor be responsible for this? *Please note that much of the furniture is of modular type and has power and data installed in it.
 - A. The contractor will be responsible for the removal, storage and reinstallation of the furniture.

3. Will the VA provide a detailed plan showing the exact location for the 4 new exhaust fans to be installed including where the power will be ran from?
 - A. Yes, see attached drawing "exhaust fan locations building 8"

4. It was observed that there are 2 existing exhaust fans on the West side of the building. These existing fans have power being supplied from the exterior lighting. Will this project including supplying new power to these two existing fans from the same panel that will be supplying the four new exhaust fans or will the two existing fans remain as is?
 - A. Panel B in room 1824 has 2 spare 20 Amp Breakers that are to be used to power both the 4 new and the 2 existing exhaust fans. The conduit is to be ran in the crawlspace under the building to the electrical room and landed inside Panel B, using either one or both of the spare breakers, breakers #40 and 42 at the contractor's discretion and to NEC code.

5. Does the electrical panel(s) for this building have adequate space for the addition of the four new exhaust fans? Where are the electrical panel(s) located and what are their details?
 - A. Panel B is located in the electrical room in building 8, room 1824. It is a 120/208V panel and has 2 spare 20A breakers, breakers # 40 and 42.

6. Will the VA provide a drawing showing the known areas of the mold and their extent?
 - A. Yes, see attached floorplan drawing. The areas of known mold are rooms 1825 which will require 23 ft² of remediation, room 1802 which will require approximately 15 ft² of remediation and room 1821A which will require 14 ft² of remediation

7. It was observed that several areas of the existing sub-floor have high and low spots. Is it the intent of this project to correct these issues and flatten out the subfloor?
 - A. No, the subfloor is to remain as is with the exception of rooms 1802, 1825 and 1821A which have a total of approximately 52 ft² of subfloor to be replaced.

8. In reference to the Remove and replace the damaged sub-flooring. What is the subfloor material that is damaged? Is it the CDX plywood only or is there damage to the joist. If the joist is damaged, what is the size of the joist?
 - A. ¾" CDX plywood. As far as the VA knows joists have no damage.

9. In reference to the remove and replace a section of sidewalk. What is the total SF of side walk that is needing to be replaced? What is the thickness of the slab?
- A. The total area of sidewalk to be removed is approximately 96 FT². The thickness of the slab is 4”.
10. In regards to the removal of the “4” inside furnaces. Are the furnaces to be given back to the government or shall the contractor dispose?
- A. The contractor is to dispose of the furnaces.
11. Can the VA provide specification section for Mold Remediation?
- A. Contractor is to use EPA guidelines regarding mold remediation.
12. Is there enough room in the electrical panel for the 4 additional exhaust fans?
- A. Yes, see question #5.
13. Would the VA like the electrical contractor to rewire the existing exhaust fans so the conduit is inside?
- A. Yes, see question #4
14. In regards to the remove and replace all ceiling tiles. Is the contractor to replace any of the ceiling grid? Or is the ceiling grid to remain?
- A. The ceiling grid is to remain; only the ceiling tile will be replaced.
- B. We would like to know if the VA would consider scheduling a second Site Visit, scheduled no sooner than a week from today, and to also extend the bid due date another week accordingly. We apologize for making this request, but as much as we would like to provide pricing for another project at this Medical Center, we will be unable to do so without your consideration and accommodation of our request. If you are able to grant this request, we will make every effort to work towards the provision of a value oriented offer. Thank you in advance for your prompt attention and response to this matter. **NO**
- C. The SF 1442, Block 10 states that this bid shall be hand carried FedEx, or UPS to NCO17, Temple, TX. Will the VA allow an electronic submittal via email, VA Vendor Portal, or ARMDEC? **NO**
- D. There were no drawings provided for this project. Will the VA provide as-built drawings depicting the Dimensioned Floor Plan and the Reflected Ceiling Plan for the work areas involved?
- A. Yes, please see attached drawings.
- E. There were no electrical drawings provided. Will the VA provide toe as-built Electrical Power plans for the work area involved and indicate which panel(s) will have space for the new circuits required for the (4) new exhaust fans scheduled for installation. Will the VA

further provide information on how and where these =exhaust fans will be switched/controlled?

- A. Please see questions #4 and #5 and drawing "exhaust fan locations building 8"

- F. ENCON is interested in submitting for Sol. # VA257-17-B-0482 Bldg. 8 Mold Remediation in Amarillo, TX but I cannot seem to find the specific SOW or required submittal packet or formatting. Will you be posting that information? **Please read the IFB.**

- G. The Site Visit was held Monday, April 3, 2017. Will the VA provide the Site Visit Sign-In Roster for this solicitation? See attachments.

- H. Drawings: Are there any existing drawings of the project?
 - A. Please see attached drawings.

- I. Specifications and Details: Can you provide the product specifications for this project? Specifically, on the ceiling tile and flooring. Details such as style, brand, color, etc.
 - A. Ceiling tile is to match existing. Carpet style is detailed in the SOW.

- J. Duct Cleaning: What is the linear footage of duct than requires cleaning?
 - A. Duct cleaning is based on number of openings. 40 supply vents and 4 return grilles.

- K. Drywall Patching: What is the extent of the drywall patching?
 - A. Contractor is to patch drywall per the SOW. The amount of drywall to be patched is minimal.

- L. Subfloor Replacement: During the site visit, a 1'x2' section of subfloor was highlighted for replacement. However, the SOW references 250 sq. Can you clarify this discrepancy?
 - A. The area of subfloor that needs to be replaced is approximately 52 ft².

- M. Self-Performance Requirements: As this is not a standard construction NAICS code, what are the self-performance requirements for this project?

- N. Please verify that the only anticipated mold is in the crawl space under the furnaces and in the entry way where the return air ducts are located.
 - A. See Question #6

- O. Please verify that the Government will provide the Certified Industrial Hygienist (or equivalent) to perform all required before, during and after mold remediation air and other testing? If not, what mold related testing and other testing will we be required to provide

for this project so that we can engage the appropriate Certified Industrial Hygienist (or equivalent) and price work required by us accordingly.

- A. The VA will perform IAQ tests upon completion of the contract.

- P. Is there any known asbestos within the project area that we must avoid?
 - A. There is no known asbestos in this building

- Q. If mold or asbestos is found outside of the anticipated area will the additional remediation required be handled through a change order?
 - A. If additional mold is found, the VA will make a decision at that time. The contractor is not responsible for any mold remediation outside of the areas answered in this document.

- R. Is there any mold that we will be required to remediate in the carpet within the project area? a. If yes, are we to remove the carpet following mold remediation protocols? b. If yes, what quantity of carpet with mold should we use for pricing purposes?
 - A. All the existing carpet is to be removed as in the SOW.

- S. Is there any mold that we will be required to remediate in any of the walls within the project area? a. If yes, are we to remove the moldy walls following mold remediation protocols? b. If yes, what quantity of walls with mold should we use for pricing purposes?
 - A. The VA does not anticipate any additional mold remediation outside of the SOW.

- T. Is there any mold that we will be required to remediate in any of the ceilings within the project area? a. If yes, are we to remove the moldy ceiling following mold remediation protocols? b. If yes, what quantity of ceilings with mold should we use for pricing Purposes?
 - A. Please see question S.

- U. Is there any mold that we will be required to remediate in any of the ducts within the project area? a. If yes, are we to remove the mold within the ducts following mold remediation protocols? b. If yes, what quantity of ducts with mold should we use for pricing purposes?
 - A. The ducts are to be cleaned per SOW.

- V. During the conduct of mold remediation procedures, are we to protect adjacent floors, walls and ceilings with 6 mils, fire-rated plastic and using negative pressure?
 - A. No, containment is not required in this area.

- W. May the Government please provide us the project specifications we will be required to follow for the conduct of mold remediation operations?
 - A. Contractor is to follow EPA guidelines for Mold remediation.

- X. Please verify that the existing sheet rock and paneling will be patched and painted. Therefore, new sheet rock or paneling is not required/

- A. The current paneling and sheetrock is to be patched and painted per SOW. New sheetrock and paneling is not anticipated.
- Y. The statement of work requires contractors to clean and repair the lighting fixtures in the ceiling. If a fixture is found to be non-repairable is the contractor responsible for replacing the fixture?
 - A. If a non-operable fixture is found, the contractor is to inform the COR and a change order or purchase card order will be placed for the replacement.
- Z. When we demo out any items associated with mold remediation or other work performed under the contract, are there any items that the Government wants to reuse or do all demolished materials become our property for proper disposal?
 - A. All demo'ed material becomes property of the contractor for disposal.
- AA. We do not anticipate encountering mold in the ducts that are to be cleaned. Therefore, duct cleaning will be performed by a commercial firm that specializes in such work and not a mold remediation firm licensed to perform mold remediation in the State of Texas. Is this acceptable?
 - A. Yes
- BB. If we encounter mold or asbestos not currently contemplated within the project plans and specifications, we believe that we are required to suspend work and immediately notify the Government of such a discovery. Correct?
 - A. Yes.
- CC. Are the bid still scheduled for April 24.2017? **YES**
- DD. Can I get a copy of any addenda that have been released to date? **If any addenda are released, it will be posted on FBO for all to view.**
- EE. Can I get a copy of the prebid list and list of interested party? **See attached.**